

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JANUARY 23, 2019
APPROVED MINUTES
Page 1 of 6**

1-1 CALL TO ORDER

Chairperson Guenther called the regular meeting to order at 7:30 p.m.

1-2 ROLL CALL

The following members were present: Brennan, Findley, Guenther, McGill and Sanii-Yahyai. Also present were George Tsakoff, Township Engineer; Paul Montagno, Carlisle Wortman; and Rick Mayernik, Building/Zoning Administrator.

1-3 DETERMINATION OF QUORUM

A quorum was present.

1-4 ADOPTION OF AGENDA

A motion was made by Commissioner Brennan and supported by Commissioner Sanii-Yahyai to adopt the agenda as presented. The motion carried.

1-5 APPROVAL OF MINUTES

A. Minutes of the June 27, 2018 Meeting

A motion was made by Commissioner Findley and supported by Commissioner Brennan to approve the minutes as presented. The motion carried.

1-6 CITIZEN PARTICIPATION

None.

1-7 CORRESPONDENCE

A motion was made by Commissioner Brennan and supported by Commissioner Findley to receive and file correspondence from Salem Township regarding the draft master plan available for review. The motion carried.

A motion was made by Commissioner Brennan and supported by Commissioner Sanii-Yahyai to receive and file MSU Citizen Planner program information. The motion carried.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JANUARY 23, 2019
APPROVED MINUTES
Page 2 of 6**

1-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

A. STPC 18-14 Ypsilanti District Library – Rezoning

1. Public Hearing

A motion was made by Commissioner Findley and supported by Commissioner Brennan to open the public hearing.

Roll Call:

Yes: Brennan, Findley, Guenther, McGill, Sanii-Yahyai.
No: None.
Absent: Gardner, Steele.
Abstain: None.

The motion carried.

Donna Wilson, 9209 Abbey Lane, voiced that she is in favor of the rezoning for the proposed library.

A motion was made by Commissioner Brennan and supported by Commissioner Findley to close the public hearing.

Roll Call:

Yes: Brennan, Findley, Guenther, McGill, Sanii-Yahyai.
No: None.
Absent: Gardner, Steele.
Abstain: None.

The motion carried.

2. Deliberation

Paul Montagno, Carlisle Wortman, reviewed the Township Planner Report dated January 17, 2019.

George Tsakoff, OHM, reviewed the Township Engineer report dated January 16, 2019.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JANUARY 23, 2019
APPROVED MINUTES
Page 3 of 6**

3. Action

Commissioner Brennan asked if the proposed library would be an increased load on the water system.

George replied that it would not be an increased load, and he'd anticipate a watermain loop around the site with a hydrant. That would be typical for a small office building.

Commissioner Guenther asked Commissioner Findley what the Board of Trustees position is regarding the library.

Commissioner Findley replied that the Board is very interested and ready for the library to be built.

Commissioner McGill inquired on the timeframe required to complete the project.

Mr. Mayernik stated that the rezoning tonight is timely, as the library is looking to move forward as quickly as possible. They will likely aim for a fall ground breaking, but we will see how it all develops.

Commissioner Guenther discussed the following finding of facts in section 18.06 of the Zoning Ordinance:

1. Whether or not the requested zoning change is justified by a change in conditions since the original Ordinance was adopted, or by an error in the original Ordinance.

2. The precedents, and the possible effects of such precedents, that might result from approval or denial of the petition.

3. The capacity of Superior Township or other government agencies to provide any services, facilities, and/or programs that might be required if the petition were approved.

4. Effect of approval of the petition on the condition and/or value of property in Superior Township or in adjacent municipalities.

5. Relation of the petition to the Township's adopted Growth Management Plan, and of other government units where applicable.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JANUARY 23, 2019
APPROVED MINUTES
Page 4 of 6**

Commissioners determined the findings had been met.

Mr. Mayernik informed the Planning Commission that adequate public notice/signage was placed at the site.

A motion was made by Commissioner Brennan and supported by Commissioner McGill to recommend to the Superior Township Board of Trustees, approval of STPC 18-14 Ypsilanti District Library Rezoning, J-10-35-200-001, from A-2 (Agricultural District) to PSP (Public/Semi-Public Services District), in order to construct an Ypsilanti District Library facility, finding that it complies with Section 18.06 of the Township Zoning Ordinance based on the findings of facts discussed by the Planning Commission and set forth by the rezoning analysis by Carlisle Wortman Associates dated January 17, 2019.

Roll Call:

Yes: Brennan, Findley, Guenther, McGill, Sanii-Yahyai.
No: None.
Absent: Gardner, Steele.
Abstain: None.

The motion carried.

1-9 REPORTS

A. Ordinance Officer

A motion was made by Commissioner Sanii-Yahyai and supported by Commissioner Brennan to receive the report. The motion carried.

B. Building Inspector

A motion was made by Commissioner Brennan and supported by Commissioner Sanii-Yahyai to receive the report. The motion carried.

C. Zoning Administrator

A motion was made by Commissioner Sanii-Yahyai and supported by Commissioner Brennan to receive the report. The motion carried.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JANUARY 23, 2019
APPROVED MINUTES
Page 5 of 6**

1-10 OLD BUSINESS

None.

1-11 NEW BUSINESS

A. Election of Officers for 2019

A motion was made by Commissioner McGill and supported by Commissioner Sanii-Yahyai to elect David Guenther as Chairperson for 2019. There were no other nominations. The motion carried by voice vote.

A motion was made by Commissioner Brennan and supported by Commissioner Sanii-Yahyai to elect Jay Gardner as Vice-Chairperson for 2019. There were no other nominations. The motion carried by voice vote.

A motion was made by Commissioner Sanii-Yahyai and supported by Commissioner McGill to elect Thomas Brennan as Secretary for 2019. There were no other nominations. The motion carried by voice vote.

B. Adoption of 2019 Meeting Schedule

A motion was made by Commissioner Sanii-Yahyai and supported by Commissioner Findley to adopt the 2019 Planning Commission meeting schedule as presented.

The motion carried.

1-12 POLICY DISCUSSION

Commissioner Guenther mentioned having the township Growth Management Plan updated. Out-of-date items may need to be reviewed but will defer to the Board of Trustees.

Mr. Mayernik stated that the site plan process for special districts could be streamlined. Would like to see the PC zoning district kept a special district, but the other zoning districts would stand alone with their own regulations. This would make the site plan process much easier for the applicant to understand and follow.

Mr. Montagno replied that the items can all be looked at.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JANUARY 23, 2019
APPROVED MINUTES
Page 6 of 6**

1-13 ADJOURNMENT

Motion by Commissioner Findley supported by Commissioner Brennan to adjourn.

The meeting was adjourned at 9:00p.

Respectfully submitted,
Thomas Brennan III, Planning Commission Secretary

Laura Bennett, Recording Secretary
Superior Charter Township
3040 N. Prospect Rd.
Ypsilanti, MI 48198 (734) 482-6099